

Jardine Phillips
Solicitors • Estate Agents

MERCHISTON

2/2 ST TERESA PLACE
EH10 5UB



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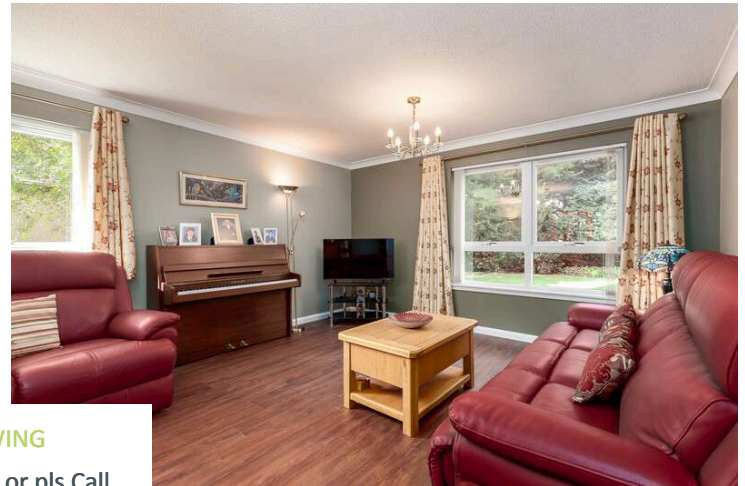
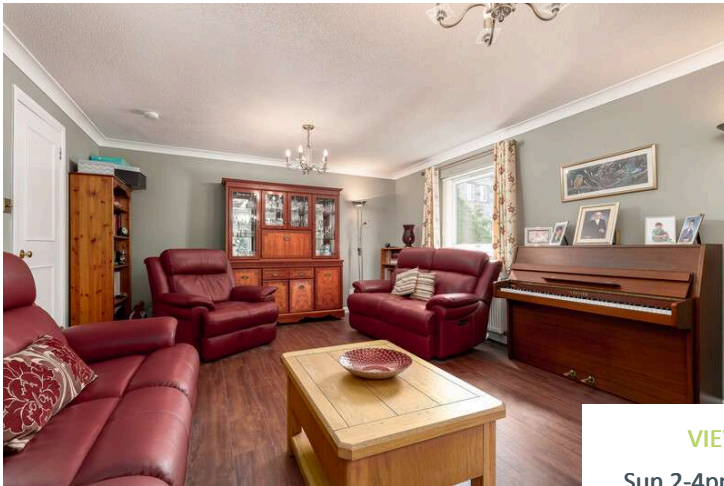
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EPC RATING: C

OFFERS OVER £410,000

PROPERTY DESCRIPTION

- Long hallway with two storage cupboards
- Large dual aspect living room overlooking the communal gardens
- Kitchen/breakfast room with wide range of white shaker style units & integrated appliances and space for dining
- Spacious master bedroom with fitted wardrobes, leading to
- Ensuite bathroom with feature tiling, built in units with his & hers sinks, shower cubicle & wc
- Bedroom two with fitted wardrobes (currently used as a family room)
- Bedroom three (currently used as a formal dining room)
- Family bathroom with feature tiling, bath with mains shower over, built in unit with vanity sink & wc
- Gas central heating boiler replaced in 2022
- Timber framed double glazed windows (two of which were replaced in 2019)
- Well maintained communal gardens surrounding the development
- Single integral garage with power, unallocated parking in the development & permit parking in the street
- James Gibb manage the development at a cost of £92 per month to cover block buildings insurance and maintenance of the building & grounds

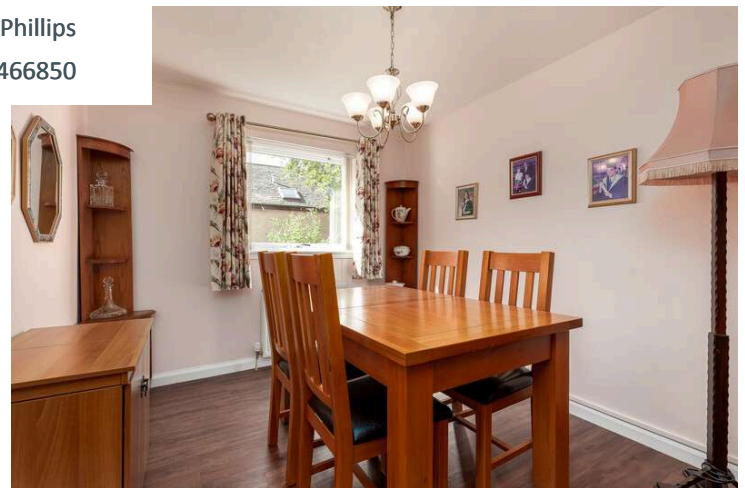


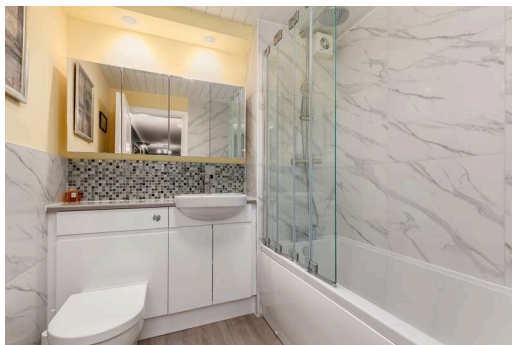
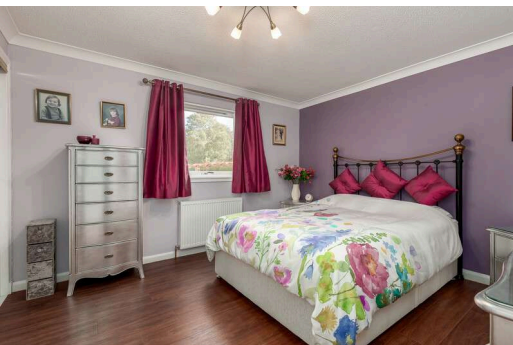
VIEWING

Sun 2-4pm or pls Call

Jardine Phillips

0131 4466850





BEAUTIFULLY PRESENTED THREE BED PLUS GARAGE GROUND FLOOR APARTMENT IN PRESTIGIOUS MERCHISTON CONSERVATION AREA

This superb, spacious flat with flexible accommodation would make an ideal home for young professionals, downsizers or a family. Located in this very well maintained development, a few minutes' walk from the wonderful array of shopping facilities & amenities available in Morningside & Bruntsfield. In the catchment for the well renowned Craiglockhart Primary and close to George Watsons, with excellent transport links into the city centre, making it perfect for commuters.

AREA

Merchiston is an extremely desirable area in the South of the city, walking distance from Morningside & Bruntsfield which offer an excellent range of supermarkets (including Tesco, Waitrose and M&S Simply Food), independent shops, coffee shops, bars, restaurants and speciality food stores. There are a wide range of amenities available including a library, the very popular independent Dominion Cinema, Church Hill Theatre and a number of gyms and golf courses. In the catchment for Craiglockhart Primary and within walking distance of George Watsons. The flat is also well placed for lots of walks and open spaces including Harrison Park, Bruntsfield Links and the Meadows. There is easy access both into town via the numerous bus services from the main road, and out of town to the city bypass & beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob, double oven, cooker hood, integrated slimline dishwasher, integrated fridge & freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£415,000

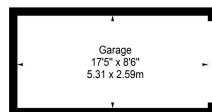


Living room	17'11 x 13'4 (5.46 x 4.06m)
Kitchen/dining room	10'9 x 10'5 (3.28 x 3.17m)
Bedroom 1	12'2 x 11'2 (3.71 x 3.40m)
Bedroom 2	11'3 x 9'8 (3.43 x 2.95m)
Bedroom 3	10'10 x 9' (3.30 x 2.74m)
Garage	17'5 x 8'6 (5.31 x 2.59m)

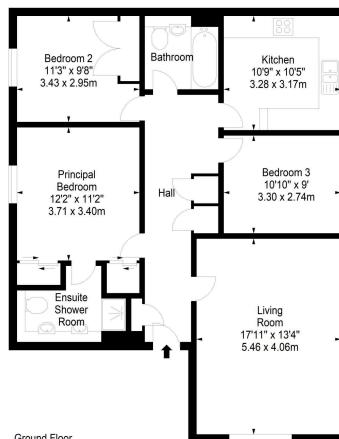
St. Teresa Place,
Edinburgh,
Midlothian, EH10 5UB



Approx. Gross Internal Area
1005 Sq Ft - 93.36 Sq M
Garage
Approx. Gross Internal Area
149 Sq Ft - 13.84 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



Ground Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

